

Name/Address

Written Testimony Summary (through 8/11/08)

Sue Bomzer Alterman

Supports historic designation to provide a buffer while accommodating county needs.

Mary Ann Barnes
1204 Allison Drive, Rockville

Supports historic designation.

JoAnne Riley Barron
765 Azalea Drive, Rockville

Supports historic designation with HDC-recommended boundary.

Noreen Bryan

Supports historic designation with HDC-recommended boundary.

Patricia Dubroof

Supports historic designation of all houses.

Historic District Commission
Max van Balgooy, Chair

Supports historic designation with HDC-recommended boundary.

Alice T. Liu
232 Lynn Manor Drive, Rockville

Concerns about Victory Housing development

Miller, Miller & Canby, CHTD
(Jody Kline rep. Victory Housing, Inc. & Montgomery Co.)

Supports Planning Commission-recommended historic district boundary or no historic district. (2 submittals)

Montgomery County Dept. of Housing & Community Affairs, Richard Y. Nelson, Jr., Director

Supports Planning Commission-recommended historic district boundary or no historic district.

Montgomery Preservation, Inc. (MPI)
Represented by Judy Christensen, Exec. Dir.

Supports historic designation with HDC-recommended boundary.

Valerie Watson
Rockville, MD

Supports historic designation with HDC-recommended boundary. (2 submittals)

Judi Whalen
202 Lynn Manor Drive
(Courthouse Walk)

Supports reduced historic district.

Maxine Rozar
Lynn Manor Drive (Courthouse Walk)
Rockville, MD

Concerns about Victory Housing Development's impact on trees, views from Courthouse Walk, drainage during/after construction.

Joan Zenzen
609 Blossom Drive

Supports historic designation of all houses.

Name/Address**July 28, 2008 Public Hearing Oral Testimony**

Paul Goldsmith
202 Lynn Manor Court
Courthouse Walk resident

Supports Victory Housing development and reduced historic district boundary.

Alice T. Liu
232 Lynn Manor Drive
Courthouse Walk resident

Concerns about Victory Housing development, loss of forest area, distance and views from Courthouse walk, possible drainage issues during/after construction.

Miller, Miller & Canby
Jody Kline

Represents Victory Housing. Opposes HDC-recommended boundary. Supports a reduced historic district or no historic district.

Montgomery Preservation, Inc.
Judy Christensen, Exec. Director

Supports HDC-recommended boundary.

Mark Pierzchala
816 Fordham Street

Supports senior housing on the site. Supports reduced historic district.

Mary van Balgooy
Peerless Rockville, Exec. Director

Supports HDC-recommended boundary.

Max van Balgooy
Historic District Commission Chair

Supports HDC-recommended boundary.

Victory Housing, Inc.
James Brown, President

Opposes HDC-recommended boundary. Supports a reduced historic district or no historic district.

RECEIVED
CITY CLERK'S OFFICE
24 JUL 23 AM 11:45

July 20, 2008

Rockville Mayor and City Counsel Members
111 Maryland Ave.
Rockville, MD 20850

Routed To:

☒ Council

☒ City Clerk

☒ City Manager

☒ City Attorney

☐ Council Support Specialist

☒ Other Cindy Kibler

Jeff Nisental
Jim Harilla
Susan Seay

Dear Mayor Hoffman and City Counsel Members:

I recently learned that what is called the "Rockville Heights Historic District" on Fleet Street, near Richard Montgomery High School and the back of City Hall (police station) is currently being considered for re-districting. I am not sure that it would be wise to change the nature of this area. While older homes in this area do seem to need a bit of "sprucing up" work to match the rest of the historic down-town area, it seems to be a feasible amount of effort for a maximum affect. These homes act as a barrier, or buffer from the commercial/office down-town district, and the residential areas on Maryland and Fleet Street. They set a tone, which commercial properties or more modern structures would not offer.

Since I believe the old library building should not be used as a court house, unless additional parking can be provided beneath it, because the additional parking traffic will alter the nature of the surrounding neighborhood, I also believe that tearing down the homes on Fleet Street will impact the neighborhoods with increased commerce and decreased property values and alter the nature of it's neighborhood.

I hope that you will work with the historic preservation commission and the county, as they have – as I understand – developed a workable solution to preserve the buffer, and enhance the appearance of the buildings, while servicing the county's needs.

Please remember that Rockville has historic areas adjacent to the down-town area. These historic buildings are a valuable commodity that need to be preserved.

Sincerely,



Sue Bomzer Alterman



"MARY BARNES"
<MARYAB101@msn.com>
07/28/2008 09:29 PM

To <mayorcouncil@rockvillemd.gov>
cc
Subject July 28,200 Hearing

I was unable to be present for the above hearing tonight. I called this afternoon, to express my opinions on the Petition for the houses located at 101; 103; 105; 107 Fleet Street and 150 Maryland Avenue that are a focus of tonight's public hearing in the City of Rockville, Md.'s Mayor and Council Hearing Chamber. I was informed they do not accept phone call opinions. I have appeared at various public hearings ,there on topics of interest to me., I have spoken out orally expressing my feelings as a citizen. None, of these have had any financial interest or possible gain to me. I tend to be conservative and protective of the past and specific sites and locations of some local historic consideration. Or, a given in home or school situation, that I felt required more factual input of important considerations/facts prior to approval or disapproval.

I moved to the City of Rockville, in January, 1966, after purchasing my present Warren's Addition to Rockcrest house in November, 1965. I was truly delighted with the then town area of "old" Rockville. I quickly learned it was going to be torn down. It was, building were built and

Please hold on to some of the few remaining buildings/ structures of old Rockville. Please save 101; 103; 105; 107 Fleet Street and 150 Maryland Avenue! They were part of Rockville's past heritage.

West Montgomery Avenue is beautiful and creates a lovely entrance to the town area of Rockville. Leave, these once viable houses that nurtured prominent and important citizens here.

The large white frame four square house across from the Fleet Street Parking Garage was the home of respected local Attorney, Mr. Frank Robertson. His, daughter, Miss Elizabeth Robertson later sold their home to the county. She was an unmarried local public school teacher. She used proceeds from the sale of her parent's home to buy a then new and expensive house in Woodley Gardens built by Monroe Warren. Her estate was settled by a trusted friend who knew her through his connection as a banker in the town. It was settled, I believe in the 1980s or 1990s by a trusted friend and adviser, a former banker with the old Farmer's Merchant's and Trust Bank preserved in the town area . The bank site is operated by a modern day bank.

Old Rockville was "then" a small town. This former banker's only child, became a staff member at the former residence, that has been used as the "women's center" as a referral and information resource for women, especially, in areas of re-training and work force needed skills.

I am a retired public school teacher and currently work in local schools as a substitute teacher. I hold a Notary Public Commission. I have had various historic articles published in our area, as well as South West Virginia publications. I am an active volunteer with Peerless Rockville projects, including the current, "Frieda's Cottage" on the grounds of the former and the preservation of the mentioned former residential houses. The saga of "Frieda's Cottage" and the preservation of the old Dawson Farm House are examples of proper use and protection here.

Feel free to call me at home if desired: 301-762-7582 Mary Ann Barnes; 1204 Allison Drive; Rockville, Md. 20851



"jrbarron95"
<jrbarron95@comcast.net>
07/21/2008 02:09 PM

To <mayorcouncil@rockvillemd.gov>
cc
Subject Preservation of properties

Dear Madam Mayor:

Please help preserve this small Rockville neighborhood by assisting Peerless Rockville to continue the goal to save 101, 103, 105, 107 Fleet Street and 150 Maryland Avenue—both the houses and yards. Designation as a historic district will still allow Montgomery County to develop the property; however, it will require that it be done in a manner that incorporates these historic houses in a sensitive and appropriate manner.

There is too much density building happening and is ruining the Rockville "community" as far as I am concerned.

How the city ever allowed the two houses to be built on Martin's Lane, one on front of another, (just up from the Post Office on the left hand side near the Haiti sign) is one example of the type of development of which I am speaking.

I cannot be at the meeting in person but would appreciate my remarks to be added to the minutes of the meeting.

Yours truly,

JoAnne Riley Barron
765 Azalea Drive
Rockville, MD 20850
Tel:301-279-7604

From: noreen bryan [mailto:noreen1945@yahoo.com]

Sent: Wednesday, July 23, 2008 4:50 PM

To: director@peerlessrockville.org; Marcella Howell; Rob Howell; Sandra Costich; Crissy Ege; Greta Floyd; Ned Glattly; Stuart Hagen; Laurent Myers; Lynn Perry Parker; Mark Parker; Brian Shipley; Carla Shipley

Subject: 101, 103, 105, 107 Fleet Street and 150 Maryland Avenue

Hi All,

Here is the message that I have just sent to each of the members of the Mayor and Council. My Best, Noreen

To: Mayor or Council Member

This message is sent to let you know how important it is to the character of Rockville and our neighborhood to preserve the HDC recommended boundary for the deeded lot lines of 101, 103, 105 and 107 Fleet Streets and to include 150 Maryland Ave with its deeded lot lines. The location of these properties has long been identified as a Transitional Zone in Rockville zoning documents. Rockville prides itself on being a city of trees. Preserving the mature trees on these properties will sustain a critical portion of our canopy, which is important to the beauty and character of Rockville. Changing the lot lines and cutting down these trees would leave a vista that does not resemble the appearance of these houses when they were built in the early 20th century and would a poor semblance of historic preservation. The houses would look like denuded properties hanging on the edge of a 21st century development. Further it would leave these houses as undesirable properties because they will not have adequate land to accommodate most applications. It will seriously degrade the appearance of Fleet St and the properties will no longer function as transition properties that are integrated with the surrounding neighborhoods on South Washington St., Monroe St. and Argyle St. They will become eyesores that all the residents and visitors to Rockville will see every time they enter Town Center via Maryland Ave. Please save the beauty of this street and these elements of the charm of Rockville.

"Patricia Dubroof" <artforyourwalls@gmail.com>



"Patricia Dubroof"
<artforyourwalls@gmail.com>
>

07/22/2008 09:33 AM

To mayorcouncil@rockvillemd.gov

cc

Subject SAVE 101, 103, 105, 107 Fleet Street and 150 Maryland Avenue

Dear Mayor and Council;

What a great way to help preserve MC history. Please Save 101, 103, 105, 107 Fleet Street and 150 Maryland Avenue. This little cluster would be a great start to a historic park; restoring the homes, have costumed docent led tours, events. Connect the yards in a lovely greenspace. Create an oasis in the middle of our City. Ever been to Strawberry Bank in Portsmouth NH?

<http://www.strawberrybanke.org/> It's only just 50 years since the neighbors in NH started to save this historic area. If we start today, we could be celebrating in 2058, it has a nice ring to it!

P.S. Since Rockville decided to save the little corner house at Reading and Maple, more friends and neighbors have commented on how important preservation is for our neighborhoods integrity.

--

Patricia Dubroof
Artist • Consultant • Facilitator
artforyourwalls@gmail.com
301-762-0239



"M. A. van Balgooy"
<mvanbalgooy@verizon.net>

08/11/2008 12:29 AM

To <mayorcouncil@rockvillemd.gov>

"Janet Hunt McCool" <mollyhuntm@comcast.net>, "Craig
cc Maloney" <cmoloney@mindspring.com>, "Anita L. Powell"
<alp3@cdc.gov>, "Cynthia N. Kebba"

bcc

Subject Public Comment for Historic District Designation for
"Rockville Heights"

Dear Honorable Mayor and Council of the City of Rockville:

On behalf of the Historic District Commission, **I am requesting the Mayor and Council support for the HDC's unanimous recommendation to designate 101, 103, 105, and 107 Fleet Street and 150 Maryland Avenue as a Historic District.** Using the criteria of the National Register of Historic Places, the HDC determined that all five properties were locally significant and worthy of preservation. At the July 28 Mayor and Council meeting, the owner's representative argued that Rockville Heights was a historically a failed and incomplete development and hence not a district. The HDC only applied that name for convenience (rather than identify it by a long string of street addresses) and it does not imply that we believed it was a complete and whole neighborhood. Indeed, at our meeting we discussed the incomplete nature of this neighborhood because the County had demolished other portions of it to construct a parking lot. Nevertheless, we all recognized that this area still retained its historical integrity, was associated with the early development of the city, and provided an architectural character that was beneficial to the community.

I am also requesting the Mayor and Council **reject the recommendation of the Planning Commission** for the following reasons:

1. The Planning Commission proposes to draw an imaginary line through the properties to create a much smaller historic district zone but this creates an **unnecessarily complex and costly review and approval process for the City**. In general, it is much better if zone boundary lines follow street, alley, or lot lines—and that's what is encouraged by the Laws of Rockville (Sec. 25-274). The City attempted this only once previously and it resulted in a cumbersome and confusing review and approval process for Carver School. Let's keep it simple and sensible by making the historic district boundaries the same as the property lot lines and **stop gerrymandering**.

2. **Inclusion of 150 Maryland Avenue does not conflict with the Comprehensive Master Plan or the Town Center Master Plan**. The Planning Commission continues to evaluate whether new historic districts are identified in these Master Plans, but instead they should be determining if new historic districts conflict with these Master Plans. The difference is subtle but crucial. Our City's Master Plan was never intended to identify all potential historic districts. Instead, the City Master Plan "describes the broad vision for the City's future" and "directs all development activities in Rockville". In Rockville, creating a historic district does not alter the use or zoning of the property—it only requires additional review by the City to ensure any development is appropriate and sensitive. Thus, it is highly unlikely that designation of an historic district in Rockville could ever conflict with the Master Plan. Indeed, the Comprehensive Master Plan recommends an expansion of historic districts and that "structures that were built prior to 1945 should be the top priority areas for new districts" (p. 8-11 to 8-13).

3. The Planning Commission based its decision on the *Historic Buildings Catalog*, claiming that because these properties are not listed, they must not be historic. This inventory is nearly 30 years old and was never intended to be comprehensive or complete. Using the **catalog in this manner is misleading and inappropriate**, and the Master Plan recognizes that it is out of date (p. 8-15). It's like using a history textbook that's 30 years old and claiming no new historical events are possible.

Do not be swayed or influenced by the beautifully-produced proposed plan for the new apartment complex presented by the owner's representative at the Mayor and Council meeting on July 28. **It is a**

conceptual sketch of an untested idea that has never been submitted to the City for review. Far too many important details are missing and incomplete (the garages are missing, the trees are placed incorrectly, the houses lack parking)—it is *neither reliable nor trustworthy*. The owner has *not* submitted an application for development yet is “promising” an extraordinary project that will benefit the community. Alas, we’ve heard that “promise” far too many times—remember the IBM Building at 51 Monroe Avenue? We were all told that the building was unusable and that the owner would build something much better. We believed him so we demolished one of Rockville’s best modern buildings and now it has been sitting as an empty lot for years. The owner should at least present his plans for this site to the city staff for review before he presents them to the Mayor and Council as if it were a final decision. It’s unfair and deceptive. If the owner has concerns about the historic district designation, I’m sure the **HDC would welcome a review of their planned development to identify potential issues.** Don’t trade an imaginary future for an authentic past.

Do consider the owner’s threat to ignore the City’s decision if they disagree with it. As stated by the owner’s representative at the July 29 meeting, Montgomery County is not subject to the City of Rockville’s laws or ordinances, including the historic designation of properties they own. This places the community in an awkward situation but I hope it won’t prevent the Mayor and Council from making a thoughtful long-term decision.

Cordially,

Max A. van Balgooy, Chair
Historic District Commission
City of Rockville

mvanbalgooy@verizon.net



"Alice T. Liu"
<alice.t.liu@gmail.com>

08/11/2008 05:00 PM

To mayorcouncil@rockvillemd.gov

cc

Subject Fleet St Historic District and Victory Housing

Dear Mayor and Council,

I spoke at the July 28 meeting regarding my concerns about the proposed Victory Housing development. I will be brief here and make just a few comments that I did not make at the meeting due to the time limit.

Regarding the Historic District designation, it is unclear to me what Victory Housing's response will be if the Historic District lines are drawn to include the garages and trees. Will they propose to build closer to Courthouse Walk or literally go back to the drawing board and propose a smaller development? In general I am in favor of preserving historic buildings and significant trees. As others have noted, the trees provide a habitat for wildlife, which was a major attraction to me when I bought this property 10 months ago. I wanted to have a "country" feel in an urban environment, and I found it here at Courthouse Walk. If I wanted to look at another building from the back of my property, there are plenty of other townhouse developments in the area that offer that view. This is a unique feature of Courthouse Walk. As well as others, I would prefer the trees or a park to any development at all, but I knew about the potential for development, as my research during the sale process revealed earlier proposals.

To me, **Victory Housing's proposal will create a McMansion effect**, except instead of tearing down an old house, they're destroying a grove of trees. It feels to me that they will be trying to shoehorn a large property into this space with a lot of constraints. Four stories and 88 units is a lot to put in that space. They have made various promises such as to plant evergreen trees, which will take years to grow to the full height to shield us from the property, and properly address the drainage and also construction mud and so forth, but **how do we hold them to their promises? How do we hold them accountable?** All plans are conceptual so I cannot take a leap of faith at this time. Best-laid plans and all that. Accidents do happen and they may take out more trees than they intended to. Any water or mud could flow down into my first floor. Regardless of their being a faith-based organization, I do not give Victory Housing more or less credence. I think an **independent evaluation of the Victory Housing plans, drawings, and surveys**, hired by someone not associated with Victory Housing or Montgomery County, to evaluate Victory Housing's proposal for drainage and tree removal and replacement would be wise.

I hope the Mayor and Council can support the concerns of Courthouse Walk homeowners to ensure our needs are considered and addressed.

Thanks,

Alice T. Liu
232 Lynn Manor Dr.
301.340.7032

--

Alice T. Liu



LAW OFFICES
MILLER, MILLER & CANBY
CHARTERED

PATRICK C. McKEEVER (DC)
JAMES L. THOMPSON (DC)
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** All attorneys admitted in Maryland and where indicated*

ROBERT E. GOUGH
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GLENN M. ANDERSON (FL)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)
AMY C.H. GRASSO
CHRISTINE E. BUCKLEY

July 28, 2008

Mayor and Council of Rockville
Rockville City Hall
100 Maryland Ave.
Rockville, Maryland 20850

Re: Zoning Map Amendment MAP2008-00104,
Proposed Rockville Heights Historic District

Dear Mayor Hoffman and Members of the City Council:

I am writing on behalf of Montgomery County, Maryland, the owner of lots located at 101, 103, 105 and 107 Fleet Street and 150 Maryland Avenue, all of which are the subject of the above-referenced Zoning Map Amendment. I am also writing on behalf of Victory Housing, Inc., the charitable housing arm of the Catholic Archdiocese of Washington, which has agreed with Montgomery County to a joint venture for the subject property that will result in the construction on the property of up to 88 dwelling units for low and moderate income seniors.

As the Mayor and Council may recall from earlier testimony which you have heard regarding this property (on the subject of Zoning Ordinance standards for elderly housing), the joint Montgomery County, Maryland/Victory Housing proposal originally contemplated preservation of the five (5) frame structures fronting on Fleet Street and Maryland Avenue with the seniors housing project located behind the existing structures but with retention of a substantial wooded buffer between the new building and the existing townhouse community located to the south.

The joint proposal of Montgomery County, Maryland and Victory Housing now would benefit from the recent recommendations of the Planning Commission which

suggested that only the four (4) properties fronting on Fleet Street be designated and that the southern boundary of the historic district be adjusted, as requested by the County and Victory Housing, so that it does not include existing dilapidated frame garages where they currently exist on the lots.

Montgomery County, Maryland, which is not technically subject to the City's zoning regulations, has been willing to accept designation of the nominated parcels of land because it understood that preservation of those structures was preferred by the City. However, for a number of technical reasons listed below, no part of the subject property may actually be eligible or appropriate for R-90 – HD zoning. Those reasons include:

1. A prior analysis of these lots by the Maryland Historical Trust determined that the lots did not meet the Secretary of the Interior's criteria for historic designation.
2. The platted Rockville Heights Subdivision, which is one of the articulated reasons supporting designation, was never developed as originally contemplated.
3. The ownership pattern of the subject property, as shown on the attached color "blow-up" of the Rockville Heights Subdivision plat, deviates substantially from the lots as shown on the plat thus detracting from the importance of the developer's original scheme of development for the Rockville Heights Subdivision.
4. Garages, which are located on some of the platted lots, are decrepit and do not contribute to the historic character of the property.
5. And, as a practical observation, designation of four (4) frame structures located in the new proposed mixed-use transitional zone across the street from the dual seats of Rockville and County government is probably not good urban planning.

Notwithstanding the numerous reasons set forth above arguing against historic designation for any part of the subject property, Montgomery County, Maryland and Victory Housing, Inc. can accept historic designation of a portion of the subject property provided that designation is limited to the four (4) existing frame structures on Fleet Street and a reasonably sized rear yard for those buildings which does not include the garages where they currently exist. If the Mayor and Council decide to designate at all, a historic boundary that is larger than has been recommended by the Planning Commission complicates Victory Housing's plans for development of the subject property with a viable and active community for low and moderate income seniors.

Thank you for your consideration of these written comments as a supplement to oral testimony which we will also present to the Mayor and Council.

Sincerely yours,

MILLER, MILLER & CANBY, CHTD.

A handwritten signature in black ink that reads "JODY KLINE". The signature is written in a bold, slightly slanted, sans-serif style. The "J" is large and the "Y" is connected to the "O". The "K" is also large and the "L" is connected to the "I". The "N" and "E" are smaller and more spaced out.

Jody S. Kline

cc: Scott Ullery
Jim Wasilak
Cindy Kebba
Rick Nelson
Joe Giloley
Alisa Wilson
Jim Brown
Jeff Blackwell
Bill Lebovich
Soo Lee-Cho, Esq.

Submitted by Miller, P-3
Miller & Canby
7/28/08

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

Property Name: Robertson House Inventory Number: M: 26-22-04
 Address: 107 Fleet Street Historic district: yes ☒ no
 City: Rockville Zip Code: 20850 County: Montgomery
 USGS Quadrangle(s): Rockville
 Property Owner: Montgomery County Tax Account ID Number: _____
 Tax Map Parcel Number(s): B1.2, P1&2 Tax Map Number: GR342
 Project: Rockville Town Center Agency: SHA
 Agency Prepared By: Kelly Steele (SHA)
 Preparer's Name: _____ Date Prepared: _____
 Documentation is presented in: Project Review and Compliance Files
 Preparer's Eligibility Recommendation: _____ Eligibility recommended ☒ Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
 Name of the District/Property: _____
 Inventory Number: _____ Eligible: yes Listed: yes
 Site visit by MHT Staff yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Robertson property is associated with a neighborhood/subdivision that developed during a boom period for Rockville. However, recent street and modern office construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the property does not possess an association with significant events or trends, and is not eligible under Criterion A. The property was designed by T.C. Groomes, a local architect and builder. However, he is not individually significant with the historic context. Given this and the fact that research into the tenants of the Robertson House did not identify any known association with significant persons, the property is not eligible under Criterion B. The Robertson House does embody distinctive characteristics of a type and period of construction. The house characterizes the American Foursquare plan with Colonial Revival features and as such, it represents local and national trends in domestic architecture. While this supports significance under Criterion C, the residence is not eligible for the National Register because modern additions, change in use, and city development have compromised the structure's design, setting, materials, feeling, and association.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended ☒
 Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Anne E. Bruder
 Reviewer, Office of Preservation Services

Tuesday, February 29, 2000
 Date

Peter E. Kurtze
 Reviewer, National Register Program

Thursday, March 02, 2000
 Date

NR - ELIGIBILITY REVIEW FORM

M 26-22-4

Robertson House

Page 3

neighboring Hege House (M: 26-36); an American Foursquare with Colonial Revival elements, located on Monroe Street, catty-corner from the Robertson House.

National Register Evaluation:

While the Robertson House, as an American Foursquare structure designed in the Colonial Revival style and constructed in a subdivision that developed during a period of dramatic growth in Rockville, is associated with the development of Rockville and a particular architectural style, it is not eligible for the National Register of Historic Properties. The property was previously surveyed by the Maryland Inventory of Historic Properties, however, it does not appear on the Locational Atlas for Historic Properties in Montgomery County, nor was it determined eligible for inclusion in the Master Plan for Historic Preservation in Rockville.

The Robertson property is associated with a neighborhood/subdivision that developed during a boom period for Rockville. However, recent street and modern office construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the property does not possess an association with significant events or trends, and is not eligible under Criterion A. The property was designed by architect T.C. Groomes, a local architect and builder. However, he is not individually significant with the historic context. Given this and the fact that research into the tenants of the Robertson House did not identify any known association with significant persons, the property is not eligible under Criterion B. The Robertson House does embody distinctive characteristics of a type and period of construction. The house characterizes the American Foursquare plan with Colonial Revival features and as such, it represents local and national trends in domestic architecture. While this supports significant under Criterion C, the residence is not eligible for the National Register because modern additions, change in use, and city development have compromised the structure's design, setting, materials, feeling, and association.

MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM

Property Name: Fleet Street Houses Inventory Number: M: 26-22-05
 Address: 101, 103, & 105 Fleet Street Historic district: X yes no
 City: Rockville Zip Code: 20850 County: Montgomery
 USGS Quadrangle(s): Rockville
 Property Owner: Montgomery County Tax Account ID Number:
 Tax Map Parcel Number(s): b 2, P6&8 Tax Map Number: GR342
 Project: Rockville Town Center Agency: SHA
 Agency Prepared By: Kelly Steele/SHA
 Preparer's Name: Date Prepared:
 Documentation is presented in: Project Review and Compliance Files
 Preparer's Eligibility Recommendation: Eligibility recommended X Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
 Name of the District/Property:
 Inventory Number: Eligible: yes no Listed: yes no
 Site visit by MHT Staff yes X no Name: Date:

Description of Property and Justification: *(Please attach map and photo)*

The Fleet Street Houses are three vernacular plan private residences constructed by Dr. Robert Warfield in the 1920s and 30s on property he purchased in Rockville Heights (currently 101, 103, and 105 Fleet Street). The structures at 101 and 105 Fleet Street were built in 1926 and exhibit Colonial Revival elements. The structure at 103 Fleet Street was built in 1936 and does not depict any particular style (although it does possess a porch reminiscent of the Craftsman style). Currently all three of these houses provide office space for Montgomery County. The houses were previously surveyed in 1986 by the Peerless Rockville organization. Since the time of that survey, part of the front porch on the 105 Fleet Street structure has been enclosed. This work employed an exterior surface different from the rest of the structure, introduced a new style of windows, and removed three of the four original column porch supports. Aside from this change, no other alterations have occurred on the three structures. No determination of eligibility was made at the time of the 1986 survey.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended X
 Criteria: A B C D Considerations: A B C D E F G
 MHT Comments:

Anne E. Bruder
 Reviewer, Office of Preservation Services

Tuesday, February 29, 2000

Date

Peter E. Kurtze
 Reviewer, National Register Program

Thursday, March 02, 2000

Date

NR - ELIGIBILITY REVIEW FORM

M 26-825

Fleet Street Houses

Page 3

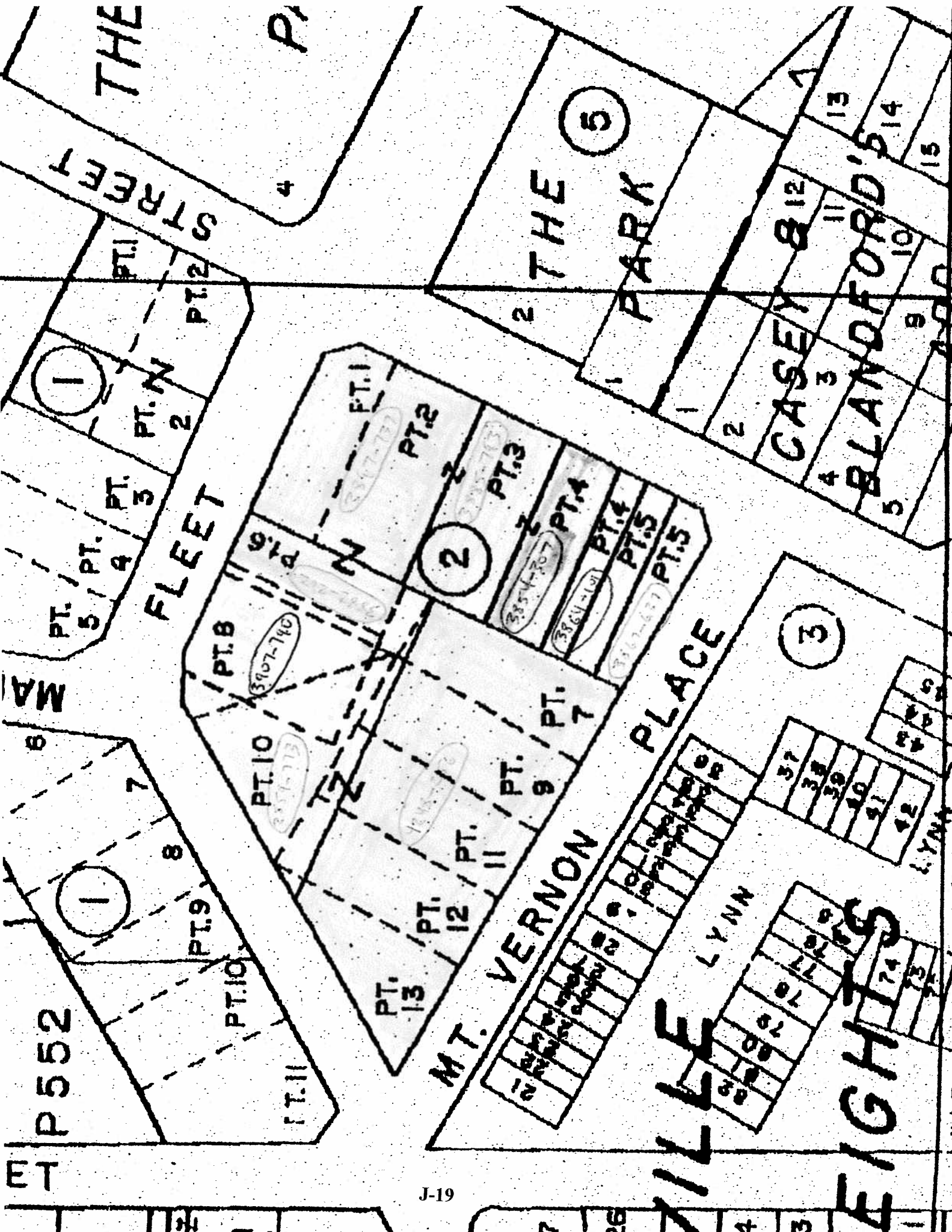
While two of the three Fleet Street Houses match the common architectural style found in Rockville Heights, the third structure does mimic the pattern of incorporating various style details on a vernacular house form. This third house employs porch and dormer details reminiscent of the Craftsman style. Between 1905 and the mid-1920s, the Craftsman Style was the dominant style for smaller houses in the United States. The style originated in southern California, inspired by the work of Charles and Henry Greene, who in turn were inspired by the English Arts and Crafts movement and oriental architecture. Through the aid of pattern books and magazines, the style quickly spread through the country, and then it rapidly faded with few built after 1930. Craftsman bungalows are characterized by low-pitched, gabled roofs with wide overhangs, exposed roof rafters, decorative beams and braces under the gables, and porches supported by tapered square columns that extend to ground level. A number of front-gabled, cross-gabled, side-gabled, and hipped roof variations were developed. Most of the front-gable and side-gable structures were 1-story tall, but 1 1/2 and 2-story structures were not uncommon. Of the side-gable Craftsman, most were 1 1/2-stories high with a centered gable dormer. Together, the three gable roof variations constituted over 90% of the built Craftsman bungalows. Hipped roof subtypes were often 1 or 2-stories tall and contained less detail.

National Register Evaluation:

While the Fleet Street Houses, as typical period houses constructed in a subdivision that developed during a period of dramatic growth in Rockville, are associated with the development of Rockville and a particular architectural style, they are not eligible for the National Register of Historic Places. The properties were previously surveyed by the Maryland Inventory of Historic Properties, they do not appear on the Locational Atlas for Historic Properties in Montgomery County, and were not determined eligible for inclusion in the Master Plan for Historic Preservation in Rockville.

The Fleet Street Houses are associated with a neighborhood/subdivision that developed during a boom period for Rockville. However, the purchase of land and subsequent construction occurred outside of the rapid growth period. In addition, recent street and modern office construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the structures do not possess an association with significant events or trends, and are not eligible under Criterion A. The structures are not eligible under Criterion B either. Research into the construction and subsequent tenants did not identify any known association with significant persons. Similarly, the structures are not eligible under Criterion C because they do not embody distinctive characteristics of a type and period of construction. While 101 and 105 Fleet do characterize a side-gabled, massed vernacular plan with Colonial Revival features, thus representing local and national trends in domestic architecture, modern additions, change in use, and city development have compromised the structure's design, setting, materials, workmanship, feeling, and association. In addition to this loss of integrity, these structures are not complete or elaborate examples of the Colonial Revival style. While they do possess simple versions of some basic identifying features including paired rectangular windows, cornices, and eave returns, they lack an accentuated front entrance as well as common decorative elements (cornice dentils/modillions, shaped windows). The structure at 103 Fleet does not clearly demonstrate any style, although it does exhibit some Craftsman elements, and it suffers the same loss of integrity due to modern additions, change in use, and city development. Finally, the three properties have no known potential to yield important information, so they are not eligible under Criterion D, and the seven criteria considerations do not apply.







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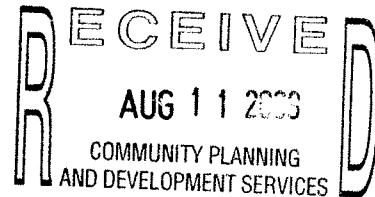
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CHRISTINE E. BUCKLEY

August 8, 2008



Mayor and Council of Rockville
Rockville City Hall
100 Maryland Ave.
Rockville, Maryland 20850

Re: Zoning Map Amendment MAP2008-00104;
Proposed Rockville Heights Historic District;
101, 103, 105 and 107 Fleet Street and 150 Maryland Avenue

Dear Mayor Hoffman and Members of the City Council:

On behalf of Victory Housing, Inc., we are writing to respond to Staff comments and certain testimony provided at the Mayor and Council's July 28th public hearing on the matter referenced above. Specifically, we would like to respond to the suggestion that adoption of the Historic District Commission's recommended boundaries for a "Rockville Heights Historic District, instead of the Planning Commission's recommended boundaries, would not impose an undue hardship on Victory Housing, Inc. ("VHI"), the potential user of part of the property owned by Montgomery County.

In point of fact, adoption of the HDC's recommended boundaries for the proposed Historic District could have either of two effects, both of which are harmful to VHI's plans:

1. VHI's plan, as proposed, could be denied by the HDC requiring a scrapping of the development proposal or a total revision of the plan; or
2. To justify demolition of garages behind the former residences fronting on Fleet Street, VHI will have to undertake substantial effort and expense to justify removal of the garages which, by simple physical inspection, are clearly in very poor condition and which contribute little to the integrity of the contemplated historic district.

By way of background, for good reason, the City of Rockville has set the bar high so that the City's preference to rehabilitate rather than demolish historic resources cannot be brushed off by a property owner's argument that "It's too expensive to fix it up." HDC's review procedures for demolition requests are designed to put a heavy burden of proof on a property owner seeking demolition. To demonstrate that point, the following materials are required to be submitted to support an application to demolish due to unsound structural conditions:

1. A report from an engineer licensed in the State of Maryland as to the structural soundness of the designated building and its adaptability for rehabilitation.
2. An appraisal by a qualified, professional expert as to the fair market value the structure is being proposed for demolition.
3. An itemized breakdown of costs from a professional experienced in historic preservation rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.

To justify demolition of marginally important garages on the subject property, Victory Housing, Inc. will have to expend substantial time, money and resources to provide the information listed above to the Historic District Commission in order to justify the proposed demolition, an exercise that seems unnecessary given the importance and the condition of the garages.

Victory Housing believes that adoption of the Historic District Commission's recommended boundaries places its plans for development at risk and certainly increases the time, cost and effort to secure permission to demolish the existing garages. Under the procedures followed by the Historic District Commission when it reviews demolition permits, even if the Commission was in total agreement with the property owner, substantial professional evidence would still have to be submitted in order to secure the desired result. Adoption of the Planning Commission's recommended boundaries eliminates the costly and time consuming review that would otherwise have to be conducted by the Historic District Commission, but still gives HDC a review function of Victory Housing's proposed plans through courtesy review during the special exception process. Simply stated, the most prudent course of action is to adopt the Planning Commission's recommended boundaries and to proceed with advisory, rather than regulatory, review by the HDC.

Finally, we disagree with Staff's recent position that the HDC's proposed historic district boundary including the frame garages and broader environmental setting is justified based on the existence of certain large native trees on site. It would be inappropriate to make a historic district boundary determination based on the existence of certain trees on the site today that have not been shown to have existed as part of the original environmental setting during the period of time identified to be of historic significance for the properties. We would simply note that we believe compliance with the City's forest conservation requirements during development review is the appropriate mechanism to address such trees that have been identified by the City Forester's office, not the historic designation process.

Based on all of the above, Victory Housing requests that the Mayor and Council support/adopt the Planning Commission's recommended boundary excluding the frame garages if a historic district is to be imposed on the subject properties. Victory Housing also supports, along with Montgomery County, the additional exclusion of 150 Maryland Avenue from the historic district as recommended by the Planning Commission, as it would allow for additional flexibility in the design of the senior housing project and agree that it would make for a more intact streetscape and presence for the historic district along Fleet Street.

Thank you for your consideration of these additional written comments.

Sincerely yours,

MILLER, MILLER & CANBY, CHTD.

A bold, black, handwritten signature that reads "JODY KLINE". The letters are thick and slightly slanted, with a horizontal line above the "J" and "O".

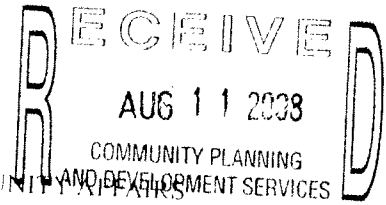
Jody S. Kline

A cursive, handwritten signature in black ink that reads "Soo Lee-Cho". The signature is fluid and elegant, with a long horizontal stroke at the end.

Soo Lee-Cho

JSK/SLC/dlt

cc: Scott Ullery
Jim Wasilak
Cindy Kebba
Rick Nelson
Joe Giloley
Alisa Wilson
Jim Brown
Jeff Blackwell
Bill Lebovich



Isiah Leggett
County Executive

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

August 4, 2008

Richard Y. Nelson, Jr.
Director

The Honorable Susan R. Hoffmann, Mayor
and the City Council of Rockville

Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850

Routed To:

☒ Council
☐ City Clerk
☒ City Manager

☒ City Attorney
☐ Council Support Specialist

☒ Other Susan Swift
Cindy Keldor
Jeff Winstel

Re: Zoning Map Amendment MAP2008-00104
Proposed Rockville Heights Historic District

Dear Mayor Hoffmann and Members of the City Council:

I am writing to comment on the City's proposed historic designation of the properties at 101, 103, 105 and 107 Fleet Street and 150 Maryland Avenue, collectively referred to as the Fleet Street property. As owner of this property, Montgomery County strongly supports the reduced historic district boundary recommended by the Planning Commission on July 2, 2008, that excludes 150 Maryland Avenue and the frame garages behind the houses on Maryland Avenue and Fleet Street.

The Planning Commission believed that 150 Maryland was not an obvious fit with the four houses that front Fleet Street due to its orientation toward Maryland Avenue and the large gap between the 150 Maryland house and the house at 101 Fleet Street. The Commission thought the historic district should be based on an intact streetscape along Fleet Street. This streetscape can be accomplished with a historic district boundary that includes the four Fleet Street houses with limited rear yards.

The Planning Commission also considered the Historic District Commission's position that the garages served as contributing resources. At the Planning Commission hearing, Jody Kline testified that the date the garages were built could not be determined, and that the garages were in extremely poor condition. Considerable roof and wall damage, foundations undermined by tree roots, and substantial rot were all raised as potential problems in preserving the garages as structures that contributed to the historic district.

As you are aware, the County has entered into an agreement with Victory Housing, Inc. (VHI), a nonprofit developer of affordable housing, to lease a portion of the Fleet Street site to build an independent living community for up to 88 low- and moderate-income seniors. VHI has designed a building that would lie behind the Fleet Street houses yet still retain a substantial wooded buffer between the senior building and the existing townhouse community to the south. The historic district boundary recommended by the Planning Commission would allow the VHI project to proceed as planned and provide the County flexibility to address the disposition of the properties on Fleet Street.

J-23

Office of the Director


Mayor Hoffmann and Members of the City Council
August 4, 2008
Page 2

In order to have the most flexibility with the use of the Fleet Street site, the County would prefer that the Mayor and Council not designate any part of the Fleet Street property as historic. However, the historic district boundary recommended by the Planning Commission would facilitate the County's disposition of the Fleet Street houses by reducing the total area and number of structures that would need to be renovated and maintained to historic district standards. By excluding the portion of the Fleet Street site proposed for lease to VHI, the Planning Commission's recommended boundary would also promote simplicity in the City's administration of the proposed historic district and the issuance of historic area work permits.

In making its recommendation to the Mayor and Council, the Planning Commission took into consideration that a reduced historic district boundary would facilitate the development of the senior housing building proposed by VHI. The Planning Commission recognized that the senior housing community would be a valuable resource for the City and an appropriate use of the Fleet Street property. The County agrees with the Planning Commission's conclusion that a reduced historic district boundary balances the interests of the City and the County.

Thank you for your consideration of these comments.

Sincerely,



Richard Y. Nelson, Jr.
Director

RYN:aaw

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MONTGOMERY

PRESERVATION

Post Office Box 4661
Rockville, MD 20849-4661

www.montgomerypreservation.org
MPI@montgomerypreservation.org

To Promote the Preservation, Protection and Enjoyment of Montgomery County's Rich Architectural Heritage and Historic Landscapes

Montgomery Preservation Inc. testimony on MAP2008-00104
Before City of Rockville Mayor and Council
July 28, 2008

Good evening Mayor Hoffmann and Members of the Council. I am Judy Christensen, Executive Director of Montgomery Preservation, Inc. (MPI) and I thank you for this opportunity to participate in this hearing on the Rockville Heights Map Amendment. First of all, MPI concurs with the HDC and staff recommendation to include 150 Maryland Avenue and the lots of the contributing houses along Fleet Street. There is no doubt that these properties have long been a familiar landmark and that they are significant to the development history of the City of Rockville. When built, they all had Maryland Avenue addresses, were under the control of one owner, and show the history of the continuing development of Rockville as well as the range of middle and upper middle class housing styles during this period.

MPI would like to point out that they also represent an attitude in Rockville; One that reflects its 250 year+ role as the seat of Lower Frederick County, then of Montgomery County. Rockville takes equal pride in its history and contributions to Montgomery County and its dynamic forward progress and development in the 21st Century. This area was always viewed as a transition from residential to Town Center, why not have it represent and incorporate the pride in old and new that Rockville has always exhibited in a tangible architectural way.

The County/Victory Housing presentation to the Planning Commission requested a smaller environmental setting and demolition or moving of the garages. The main sticking point appears to be HDC review. On Page F-2 Victory Housing states, "If the border as recommended is approved, any development within the historic boundaries will be subjected to an HDC formal approval process. If an historic district is established but the border does not conflict with a proposed development, HDC will still have the right to perform a courtesy review." It is understandable that the developers do not want to undergo any more hearings and approvals than necessary, but HDC review and approval is an essential part of the process when historic resources are concerned.

The Historic District Commission was appointed by the Mayor and Council according to State law for just this task: to work with applicants and the Planning Commission to achieve property owners' goals while preserving the significant character of the resource. The appointed Commissioners and the staff meet state and federally qualifications. The HDC must render a decision within 45 days from acceptance of an application or it is automatically granted. I do not see this as an onerous process. This request appears to be a way of sidestepping the input of the HDC in a situation that it is valuable and needed. I would trust your judgment and the quality of your appointments and your staff and proceed with designation and approval of any new construction with all processes as intended.

As a former preservation planner, I am accustomed to owners presenting photographs of peeling paint, dried window caulk, and rotted boards as a basis for allowing demolition. Often these are routine maintenance items that hardly justify demolition. I have never seen a request for demolition justified on overgrown vegetation. This is a situation that would take two to three hours by a landscape crew to remedy. I feel the developers are grasping at straws to bypass a productive process. I can see reason to reassess the condition of these buildings by the HDC, but the City itself has proved by its reconstruction of the King Farmstead Park Hay Drying shed and at Chestnut Lodge that reasonable ways can be found to preserve the sense of history. I ask you to designate the environmental setting as recommended by staff and the HDC and allow the reasonable members of that commission to do their job.

Valerie Watson <vwatson@emmes.com>



Valerie Watson
<vwatson@emmes.com>

07/21/2008 04:54 PM

To mayorcouncil@rockvillemd.gov

cc manager@peerlessrockville.org

Subject Save Historic Houses on Fleet Street & Maryland Avenue

Dear Rockville Mayor and Council,

I am writing to urge you to save the county-owned historic houses and yards located at 101, 103, 105, 107 Fleet Street and 150 Maryland Avenue. The grainy black and white photos displayed in the new Town Square CVS are a painful reminder of the number of quaint neighborhoods that have already succumbed to the developer's bull dozer. Rockville has lost much of its historic charm in the name of progress, please help preserve and protect that which remains.

In addition, developing these properties for higher density use would negatively impact local traffic patterns. There would be increased safety concerns for students travelling to and from the nearby high school, not to mention the added noise and congestion for the residents and employees in the neighboring streets.

Please help save the unique charm and aesthetic of this part of Rockville by recognizing these five houses as local historic landmarks.

Kind regards,

Valerie Watson
Rockville Resident



Valerie Watson
<vwatson@emmes.com>

07/29/2008 05:15 PM

To mayorcouncil@rockvillemd.gov

cc director@peerlessrockville.org

Subject Save Historic Houses on Fleet Street & Maryland Avenue

Dear Rockville Mayor and Council,

I am writing to you again to follow up last night's public hearing on MAP Amendment MAP2008-00104 to add overlay historic district zoning at 101, 103, 105, 107 Fleet Street and 150 Maryland Avenue as the Rockville Heights Historic District, changing the zoning from R-90 to R-90 (HD).

I strongly agree with the important points brought up by the Director of Peerless Rockville:

- * All of the houses meet the criteria for historic designation.
 - * 150 Maryland Avenue must be included in the historic district.
 - * It creates, along with the other four houses, an intact, cohesive streetscape that tells the story of residential development of Rockville Heights during the first half of the 20th century.
 - * The boundary for the historic district should follow the deeded lot lines and include the three garages, trees, and rear yards and to cut down the trees and remove the garages would severely impact how this neighborhood once appeared.
 - * A Rockville Heights Historic District would be an excellent addition to the South Washington Street Historic District, West Montgomery Avenue Historic District, and Courthouse Square Historic District.
 - * Historic preservation is good for a community as it increases property values, preserves and enhances neighborhood character, and ensures a strong continuity with the City's past.
- Thank you again for your careful consideration.

Warm regards,

Valerie Watson
Rockville Resident

Dear Mayor and Council:

I have lived in Courthouse Walk for 19 years. We own one of the townhouses that back onto the woods on the land bordered by Maryland Avenue, Fleet Street and Monroe Street. We have always known that it was unlikely the land would remain as it is. I have followed the various proposals for use of the land, ranging from a library to a multi-level parking lot and apartment building, to a large townhouse development, to the present iteration of moderate income senior housing. I would prefer to see the Fleet Street houses renovated to make an early 20th century streetscape with residential/retail and have the wooded area turned into an attractive park. However, if that is not possible, the senior housing proposal is by far the best of the options proposed over the years.

If the senior housing option is selected, I feel strongly that the garages and the Maryland Avenue house should not be included in the historic district, as was recommended at the July 2nd Planning Commission Public Meeting. My reasoning is that the proposal drafted by Victory Housing tries to maximize the use of the land while trying to minimize the impact on the tree buffer abutting Courthouse Walk. For Victory to accomplish this, they apparently need to utilize the space where the garages stand. They could probably make effective use of the land where the house on Maryland Avenue sits, which may further minimize destruction of the woods. As for the several trees designated as “significant” (rather tardily identified at the July 28th meeting of the Mayor and Council!), perhaps they could be left intact and parking could be built around them. The much more aggressive development proposed in the past (townhouses or apartments and a parking garage) would have destroyed some, if not all, the historic houses, garages and trees. So I am not sure how “significant” those few trees are!

Victory Housing has met with various Courthouse Walk townhouse owners several times. They show a willingness to address our concerns, although it remains to be seen how their plans will develop. They are amenable to landscaping to provide additional buffer for Courthouse Walk and even to extracting the dead wood, junk and undergrowth in the woods and replanting for a more attractive buffer zone. We in Courthouse Walk need some guidance from the Council on how we can make that happen, given regulations about handling wooded tracts *vis a vis* development.

Thank you for the opportunity to provide input. I look forward to continued interaction with the Mayor and Council and Victory Housing on this project.

Judith M. Whalen
202 Lynn Manor Drive
Rockville, MD 20850-4431
301-424-7254



07/31/2008 07:20 AM

Subject Comments: Victory Housing: Fleet Street and Maryland Avenue

Good day:

As a resident of Courthouse Walk I have been monitoring the progress of this senior housing project. My townhome on Lynn Manor Drive backs up to the subject property.

For some twenty-plus years I have experienced the pleasure of the beautiful acreage of woods in back of my home, including witnessing various forms of wildlife flourishing there: deer, foxes, rabbits, colorful birds, and even an occasional coyote. During hot summer nights the fireflies sparkle their lights against the dark velvet curtain of trees. What a gorgeous patch of green in a city that is now sprouting more and more vertical concrete....office buildings, condominiums, the proposed new District Courthouse, etc.

Even now, during winter months when the trees are bare we can look out our rear windows straight through to Monroe Street. But at least the trees in bloom serve as a buffer during the spring, summer and fall. As you can imagine, staring out windows to a three or four story structure without the benefit of our beautiful backyard forest is not something we look forward to....even in the name of progress.

The subject patch of land is the gateway to our city and as such should provide a pleasant entrance to those coming up Maryland Avenue's entrance to Rockville. A City Park would be a better choice for everyone. I really don't understand why this valuable asset is being compromised and so many trees will be cut down and yet another building is being constructed, all of which will be yet another visual assault on the eyes of visitors. Surely there is other land on which the senior housing would better serve the very citizens it would house. For example, the old Giant Food site on North Washington Street. The Giant Food property is quite an eyesore.

Finally, after watching the various meetings, forums, etc. on cable TV, I am under the impression that the effort to complete and approve Victory Housing plans is similar to inserting a square peg into a round hole. There are so many issues, including those of the Historic Housing folks. And, of course, we of Courthouse Walk have concerns, not the least of which is drainage during and after construction. The land to the rear of the homes backing up the the woods is constantly saturated and wet, especially during rainy weather....when it is almost swamplike. The trees on the adjacent land aid in drainage and block large amounts of water cascading down the hill. Even now, after heavy rainfall, a small stream appears to the rear of my home on the border of the woods. Imagine the result if trees were removed ! Certainly we

do not relish the thought of water approaching our townhomes. We are also concerned that resultant drainage from rain would result in large amounts of water overpowering our storm drainage pond which borders on Monroe Street.

Thank you for what I hope is your attention to the concerns of the Courthouse Walk citizens.

Maxine Rozar

Daytime: (202) 420-4842 Evening: (301) 294-4811

rozarm@dicksteinshapiro.com

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<http://www.DicksteinShapiro.com>

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Joan Zenzen <joanz10@verizon.net>



Joan Zenzen
<joanz10@verizon.net>
07/28/2008 02:50 PM

To mayorcouncil@rockvillemd.gov
cc
Subject Fleet Street

Dear Mayor Hoffmann and Council members Britton, Gajewski, Marcuccio,
and Robbins,

I am writing to show my support for the historic designation of the
Fleet Street and Maryland Avenue houses. These houses represent the
development of Rockville Heights during an early period of the city's
growth. Their diverse architectural styles encapsulate important
architectural styles of the times and deserve preservation.

I am sorry that I cannot attend the meeting tonight to voice my support
for historic designation.

thank you for your careful consideration.

Joan Zenzen
609 Blossom Drive
Rockville, MD 20850

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Joan M. Zenzen, Ph.D. (joanz10@verizon.net)
Historian
Rockville, MD